## IN THE UNITED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF PENNSYLVANIA

In re:  JOSEPH MARTIN THOMAS,  Debtor.	) Chapter 11 Case No. 20-10334 TPA ) Related to Document No. 425 )
In re:  2374 VILLAGE COMMON DRIVE, LLC, Debtor.	) Chapter 11 Case No. 21-10118 TPA ) Related to Document No. 142 )
JOSEPH MARTIN THOMAS, and 2374 VILLAGE COMMON DRIVE, LLC, Movants,  vs.  WELLS FARGO BANK, NATIONAL ASSOCIATION; UNITED STATES OF AMERICA, SMALL BUSINESS ADMINISTRATION; ERIE COUNTY TAX CLAIM BUREAU; MILLCREEK TOWNSHIP TAX COLLECTOR; UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE; COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF REVENUE; TIAA COMMERCIAL FINANCE, INC.; NORTHWEST SAVINGS BANK, now known as NORTHWEST BANK; CORE ERIE MOB, L.P.; and JOSEPH C. KRAMER, Respondents.	) ) ) ) ) ) ) ) ) ) ) ) ) ) ) ) ) ) )

## **REPORT OF SALE**

Pursuant to Order of Court dated May 13, 2021 (Joseph Martin Thomas, Document No. 425 and 2374 Village Common Drive LLC, Document No. 142), the real estate located at 2374 Village Common Drive, Erie, Pennsylvania and Lot 15 Village Common Drive, Erie, Pennsylvania was sold on May 28, 2021, to Wells Fargo Bank, N.A.

A copy of the fully-executed HUD-1 Settlement Statement is attached hereto, subject to funding of disbursements by Wells Fargo Bank, N.A. on or before June 11, 2021.

Respectfully submitted,

THE QUINN LAW FIRM

BY: /s/Michael P. Kruszewski

Michael P. Kruszewski, Esquire

PA Id. No. 91239

2222 West Grandview Boulevard Erie, Pennsylvania 16506-4508 Telephone: 814-833-2222

Facsimile: 814-833-6753

E-Mail Address: <a href="mailto:mkruszewski@quinnfirm.com">mkruszewski@quinnfirm.com</a>

Counsel for Debtors

#1444101

A. Case 20-10334-TPA Doc			/21 Entered 86/62621046		Desc Main	
U.S. DEPARTMENT OF HOUSING & URBAN DEVELO SETTLEMENT STATEMENT	D( PMENT		Papphing of 73. CONV. UNINS.  ER: 7. L  REDUS PROP  EINS CASE NUMBER:	4. ∏∨ .OANNUMBER		
C. NOTE: This form is furnished to give you a statemen flems marked "[POC]" were paid outside the	tofactual se closing; they	ttlement costs. An are shown here fo	or informational purposes and are not inclu	ded in the totals.		
D. NAMEAND ADDRESS OF BUYER:	E. NAME	1.0 3/98 (210513513 REDUS PROPERTILPFD/210513513 REDUS PROP  E. NAME AND ADDRESS OF SELLER:  F. NAME AND ADDRESS OF LENDER:				
REDUS Properties, Inc. 1 Independent Dr., 8th Floor-Suite 810 Jacksonville, FL 32202	Joseph M	ige Common Driv lartin Thomas ige Common Driv 6506				
G. PROPERTY LOCATION: 2374 Village Common Drive & Lot 15	H. SETTLEMENTAGENT: 20-8561160  Penn Bridge Land Abstract Company  PLACE OF SETTLEMENT  2222 W. Grandview Blvd.  Erie, PA 16506		I. SETTLEMENT DATE:  May 28,2021			
2						
J. SUMMARY OF BUYER'S TRANSA	CTION		V CLIMANA DVOE	CELL EDIC TOA	NCACTION	
100. GROSS AMOUNT DUE FROM BUYER:	CION		K. SUMMARY OF SELLER'S TRANSACTION			
101. Contract Sales Price		3,170,000.00	400. GROSS AMOUNT DUE TO SELL 401. Contract Sales Price	EK	3,170,000.00	
102. Personal Property		3,170,000.00	402. Personal Property		3,170,000.00	
103. Settlement Charges to Buyer (Line 1400)	All B	714,390.04	403.			
104. Contract Sale Price - Thomas		200,000.00	404. Contract Sale Price - Thomas		200,000.00	
105.			405.	A Daylor		
Adjustments For Items Paid By Seller in advance			Adjustments For Items Paid			
106. City/Town Taxes 05/29/21 to 12/31/21		15,160.45		9/21 to 12/3		
107. County Taxes 05/29/21 to 12/31/21		25,425.96	407. County Taxes 05/2			
108. School Taxes 05/29/21 to 06/30/21		9,407.24		9/21 to 06/30		
109. Twp. Taxes 5/29/21-12/31/21 110. County Taxes 5/29/21-12/31/21		384.94 645.60	409. Twp. Taxes 5/29/21-12/31/21 410. County Taxes 5/29/21-12/31/21		384.94	
111. School Taxes 5/29/21-6/30/21		238.86	410. County Taxes 5/29/21-12/31/21 411. School Taxes 5/29/21-6/30/21		645.60 238.86	
112.		200.00	412.		230.00	
120. GROSS AMOUNT DUE FROM BUYER		4,135,653.09	420. GROSS AMOUNT DUE TO SELLER		3,421,263.05	
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:			500. REDUCTIONS IN AMOUNT DUE T	OSELLER:		
201. Deposit/earnest money (\$ Initial Dep.)			501. Excess Deposit (See Instructions)			
202. Principal Amount of New Loan(s) 203. Existing loan(s) taken subject to			502. Settlement Charges to Seller (Line	1400)	2,000.00	
203. Existing loan(s) taken subject to			503. Existing loan(s) taken subject to 504. Payoff First Mortgage			
205.			505. Payoff Second Mortgage			
206.			506.			
207.			507.	E + 1   1 2 ma	- Lord Hallana	
208.			508.			
209.			509.			
Adjustments For Items Unpaid By Seller 210. City/Town Taxes to			Adjustments For Items U			
210. City/Town Taxes to 211. County Taxes to			510. City/Town Taxes 511. County Taxes	to		
212. School Taxes to		5.00	512. School Taxes	to to		
213.			513.			
214. Redemp. of Collat-Wells Fargo		3,421,263.05	514. Redemp. of Collat-Wells Fargo	T TUBER	3,421,263.05	
215.			515.			
216.		original formation of	516.			
217. 218.			517.			
218. 219.			518.			
			519.			
220. TOTAL PAID BY/FOR BUYER  300. CASH AT SETTLEMENT FROM/TO BUYER:		3,421,263.05	520. TOTAL REDUCTIONAMOUNT DU		3,423,263.05	
301. GrossAmount Due From Buyer (Line 120)		4,135,653.09	600. CASHAT SETTLEMENT TO/FRO 601. Gross Amount Due To Seller (Line		2 404 000 00	
302. LessAmountPaid By/ForBuyer (Line 220)	(	3,421,263.05)	602. Less Reductions Due Seller (Line		3,421,263.05	
The state of the s	- 1	0, 12 1,200.00)	332. 2033 Cadadions Due Seller (Line	020)	( 3,423,263.05	

714,390.04

603. CASH( TO)(X FROM) SELLER

2,000.00

By signing page 2 of this statement, the signatories admowledge receipt of a completed copy of page 1 of this two page s

303. CASH(X FROM)( TO)BUYER

700.TOTAL COMMISSION PROTOCOMPT DOC 445 Filed 06/20/21 %Entet 7/99/96/02/21 10:19:	17 POESC Mai	n PAID FROM SELLERS
Division of Commission (line 700) as Follows:  Document  Page 4 of 7  701.\$ 12,000.00 to Coldwell Banker Select Realtors - Thomas		
	FUNDS AT	FUNDS AT
702.\$ 5,000.00 to Coldwell Banker Select Realtors - LLC 703. Commission Paid at Settlement	SETTLEMENT	SETTLEMENT
704. to	17,000.00	
20 10 10 10 10 10 10 10 10 10 10 10 10 10		
800. ITEMS PAYABLE IN CONNECTION WITH LOAN		
301. Loan Origination Fee % to		red traffics to
302. Loan Discount % to		
303. Appraisal Fee to		
804. Credit Report to		
805. Lender's Inspection Fee to		MA PULL
806. Mortgage Ins.App. Fee to		er falle
307. Assumption Fee to		HE LAL S
308. (1) (1) (2) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1		
309.		
310. Pharma (AMI) (Mar Cashaga (AMI)		
311. Historia (a) [108] Harris Lawrence and a fine fine fine for the control of t		
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE		
901. Interest From to @ \$ /day ( days %)		
902. MIP Totlns. for LifeOfLoan for months to		
903. Hazard Insurance Premium for years to		
904.		THE STATE OF
905.		
1000. RESERVES DEPOSITED WITH LENDER		
1001. Hazard Insurance months @ \$ per month		CHIEF IN THE
1002. Mortgage Insurance months @ \$ per month		
1003. City/Town Taxes months @ \$ per month		
1004. County Taxes months @ \$ per month		
1005. School Taxes months @ \$ per month		
1006. months @ \$ per month		
1007		
1008. months @ \$ per month  1100.TITLE CHARGES		
1101. Settlement or Closing Fee to		
1102. Abstract or Title Search to Penn Bridge Land Abstract Company	1,000.00	
1103. Title Examination to		
1104. Title Insurance Binder to		
1105. Document Preparation to		
1106. Notary Fees to		
1107. Attorney's Fees to		
(includes above item numbers:		2011 2 2 2 2
1108. Title Insurance to Penn Bridge Land & Abstract Agt for Fidelity (includes above item numbers:	12,128.60	
(includes above item numbers: )  1109. Lender's Coverage \$		
1110. Owner's Coverage \$ 3,370,000.00 12,128.60		
1111.		
1112.		
1113.		
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES		
201. Recording Fees: Deed \$ 110.00; Mortgage \$; Releases \$	110.00	
202. City/County Tax/Stamps: Deed 4,000.00 ; Mortgage	2,000.00	2,000
203. State Tax/Stamps: Deed 0.00; Mortgage	A LOW ENDED	
204. Record Deed - Thomas to Erie County Recorder of Deeds	108.00	
205.	The parties	
300. ADDITIONAL SETTLEMENT CHARGES		
301. Survey to		al Laborat
302. Pest Inspection to		SH (1 00) 2
303. Reimb. Lien Tax Certs. to Penn Bridge Land Abstract Company	30.00	
304. AdminCarveOutPd ByGrtrErieSgy Quinn Law Firm, EscrowAgent \$133,000.00 PO		
305. See addit I disb. exhibit to	682,013,44	
400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)	,	And the best like I

Case 20-10334-TPA Doc 445 File 4 06/07/2114 File 4 06/07/211 Desc Main

Buyer (s): REDUS Properties, Inc.

1 Independent Dr., 8th Floor-Suite 810

Jacksonville, FL 32202

Seiler(s): 2374 Village Common Drive, LLC 2374 Village Common Drive

Erie, PA 16506

Joseph Martin Thomas

Settlement Agent: Penn Bridge Land Abstract Company

(412)367-0901

Place of Settlement 2222 W. Grandview Blvd.

Erie, PA 16506

Settlement Date: May 28, 2021

Property Location: 2374 Village Common Drive & Lot 15

Erie, PA 16506

Erie County, Pennsylvania

Payee/Description	Note/Ref No.		Buyer	Seller
Erie County Tax Claim 2018/2019/2020 Prop Tax - LLC			601,135.82	Concr
Erie County Tax Claim 2020 Propertt Tax - Thomas			5,024.39	
Quinn Law Firm Newspaper Advertising-LLC			1,392.82	
Quinn Law Firm Legal Journal Advertising-LLC			105.00	
Quinn Law Firm Filing Fee - Motion - LLC			188.00	
Quinn Law Firm Filing Fee - Motion - Thomas			188.00	
Erie Water Works Water/Sewer/Fireline Due-LLC			796.56	
Quinn Law Firm, Escrow Agent Final Water/Sewer/Fireline-LLC			3,000.00	
Quinn Law Firm Tax Lien Cert			2.00	
Quinn Law Firm Good Standing Cert.			40.00	
Quinn Law Firm 4 Ovemight Fees			140.00	
Millcreek Township Tax Collector 2021 Twp/Co Tax @Face-Thomas	On Behalf of Seller		1,733.39	
Millcreek Township Tax Collector 2021 Twp/Co Tax @Face- LLC	On Behalf of Seller		68,267.46	
Total Add itional D	Disbursements shown on Line 1305	\$	682,013.44 \$	0.00
Buyer Loan Payoff Details				
Contract Sale Price - Thomas to				
Loan Payoff	As of			
Total Additional Interest	days @	Per Diem		
Total Loan Payoff 200,000.0	<u>oo</u>			
	Total	\$	0.00 \$	0.00

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

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## ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

Buyer: REDUS Properties, Inc.

Seller: 2374 Village Common Drive, LLC

Joseph Martin Thomas

Settlement Agent: Penn Bridge Land Abstract Company (412)367-0901

Place of Settlement: 2222 W. Grandview Blvd.

Erie, PA 16506 Settlement Date: May 28, 2021

Property Location: 2374 Village Common Drive & Lot 15 Erie, PA 16506 Erie County, Pennsylvania

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

REDUS Properties, Inc., a Delaware corporation

BY: Jami Bartolucci, Vice President

2374 Village Common Drive, LLC, a Pennsylvania limited liability company

BY. Dr. Joseph M. Thomas, M.D., Sole Member/Sole Manager/President

Joseph Martin Thomas

To the best of my knowledge, the HUD-1 Settlement Statement is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

> Penn Bridge Land Abstract Company SettlementAgent

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## Case 20-10 ACKNOWLEDGMENTFOR RECEIPT OF SETECLEMENT SPATEMENT Description Page 7 of The Company of The Company

Buyer: REDUS Properties, Inc.

Seller: 2374 Village Common Drive, LLC

Joseph Martin Thomas

Settlement Agent: Penn Bridge Land Abstract Company

(412)367-0901

Place of Settlement: 2222 W. Grandview Blvd.

Erie, PA 16506

Settlement Date: May 28, 2021

Property Location: 2374 Village Common Drive & Lot 15

Erie, PA 16506

Erie County, Pennsylvania

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BY:

Dr. Joseph M. Thomas, M.D.,

Sole Member/Sole Manager/President

Joseph Martin Thomas

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Penn Bridge Land Abstract Company

Settlement Agent

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